029.0	0004	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	786,100 /	786,100
					USE VALUE:	786,100 /	786,100
					ASSESSED:	786,100 /	786,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOSTER-BATES REALTY LLC
Owner 2:	
Owner 3:	
Street 1:	59 UNION SQUARE
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02143 Type:

PREVIOUS OWNER

Owner 1:	ADA PROPERTIES INC. -
Owner 2:	M/T THE NILES COMPANY -
Street 1:	268 SUMMER STREET
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02210

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Wood Shingle Exterior and 1734 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4999.000	325,500	4,600	456,000	786,100
Total Card	0.115	325,500	4,600	456,000	786,100
Total Parcel	0.115	325,500	4,600	456,000	786,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.34 /Parcel: 453.34

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 20293

GIS Ref

GIS Ref

Insp Date 08/19/17

!2447!

PREVIOUS ASSESSMENT

Parcel ID 029.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	325,500	4600	4,999.	456,000	786,100		Year end	12/23/2021
2021	101	FV	315,900	4600	4,999.	456,000	776,500		Year End Roll	12/10/2020
2020	101	FV	315,900	4600	4,999.	456,000	776,500	776,500	Year End Roll	12/18/2019
2019	101	FV	253,300	4600	4,999.	484,500	742,400	742,400	Year End Roll	1/3/2019
2018	101	FV	253,300	4600	4,999.	353,400	611,300	611,300	Year End Roll	12/20/2017
2017	101	FV	237,500	4600	4,999.	307,800	549,900	549,900	Year End Roll	1/3/2017
2016	101	FV	237,500	4600	4,999.	262,200	504,300	504,300	Year End	1/4/2016
2015	101	FV	231,900	4600	4,999.	256,500	493,000	493,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:30:47

LAST REV

Date	Time
09/06/17	14:31:42
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2447

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADA PROPERTIES	1369-99		6/10/2009	Intra-Corp	1,560,000	No	No		
GENERATION PROP	1218-115		3/1/2000	Intra-Corp	220,000	No	No		
DAVIDSON ARTHUR	1150-110		10/4/1995		180,000	No	No		B

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
4/17/2009	Measured	372	PATRIOT
3/20/2000	Inspected	263	PATRIOT
2/17/2000	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	20293
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4999		Sq. Ft.	Site		0	80.	1.14	1									455,977						456,000	

Total AC/HA:	0.11476	Total SF/SM:	4999	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	455,977	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33005178
Const Adj.:	0.98980004
Adj $ / SQ:	171.143
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	442298
Depreciation:	116767
Depreciated Total:	325531

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

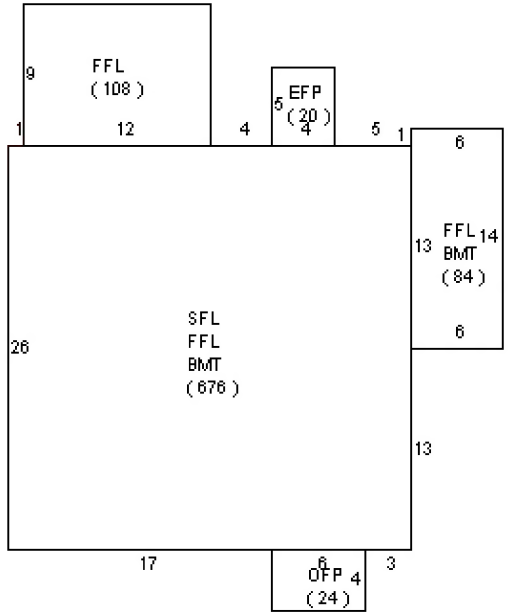
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	188.26
Special Features:	0	Val/Su Net:	138.63
Final Total:	325500	Val/Su SzAd	210.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	868	171.140	148,552
BMT	Basement	760	59.690	45,361
SFL	Second Floor	676	171.140	115,693
OFP	Open Porch	24	43.550	1,045
EFP	Enclos Porch	20	71.860	1,437

Net Sketched Area:	2,348	Total:	312,088
Size Ad	1544	Gross Area	2348	FinArea	1734
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

029.0-0004-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1939	22.31	T	40	101			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600